

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Waylen Street, Reading, Berkshire, RG1 6JB



Located within Reading town centre this Victorian end terrace property has been converted into four bedsit apartments each with private cooking facilities and a one Bedroom separately accessed flat with Lounge, 21' Kitchen/ Breakfast room and Shower room. Communal facilities comprise of Utility room, Bathroom, Shower room and two separate WC's. Fully complying with current HMO regulations and further benefiting from UPVC double glazing, gas radiator central heating and communal garden, this property currently offers an annual gross income of £27,000. Early viewings are advised for this rarely available investment, please contact West and Central office on (0118) 958 3333.

£374,950

West & Central Reading

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Reading RG30 1AD

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Tilehurst & Purley

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Lettings & Management

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Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

GROUND FLOOR FLAT - £650 pcm

APPROACH	Via Pathway leading to solid wood front door to:-
LOUNGE	(14'9" x 11'4") Front aspect UPVC double glazed window, coved ceiling, radiator, TV and Telephone points, archway to:-
BEDROOM	(11'8" x 11'2") Coved ceiling, radiator, doors to communal entrance and:-
KITCHEN	(21'2" x 7'6" max) Rear aspect UPVC double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces over, integrated electric oven and 4 ring gas hob, inset stainless steel sink and drainer unit, plumbing for washing machine, breakfast area, radiator, tiled surrounds, further appliance space, sliding door to:-
SHOWER ROOM	Three piece suite comprising shower cubicle with electric shower, wall mounted wash hand basin with tiled splash back, low level WC, extractor fan.

GROUND FLOOR COMMUNAL AREAS

APPROACH	Via pathway leading to part frosted glazed timber door to:-
PORCH	Door to rear Garden, door to:-
HALLWAY	Under stairs storage cupboard housing gas fired boiler servicing heating and hot water with thermostat controls, stairs to first floor, doors to ground floor flat and opening to:-
UTILTY	(10'5" x 7'6") Side aspect UPVC window, coved ceiling, inset spot lights, inset stainless steel sink and drainer unit, base level storage units with rolled edge work surfaces, plumbing for industrial size washing machine, space for industrial size tumble dryer, door to:-
INNER LOBBY	Folding doors to WC, Bathroom and Shower room.
WC	Side aspect glazed window, low level WC, wall mounted wash hand basin, part tiled walls.
BATHROOM	Rear aspect frosted UPVC double glazed window. White three piece suite comprising of panel enclosed bath with electric shower over, low level WC, wall mounted corner wash hand basin, part tiled walls.
SHOWER ROOM	Fully tiled shower cubicle with electric shower, wall mounted wash hand basin with tiled splash backs, radiator, extractor fan.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with Side aspect UPVC double glazed window, timed light switches, stairs to second floor, doors to:-

BEDSITS

BEDSIT 1 - £425pcm (14'10" x 11'5") Two front aspect UPVC double glazed windows, covered ceiling, radiator, base and eye level storage units with integrated fridge and two ring electric hob, inset stainless steel sink and drainer unit with tiled surrounds, TV and Telephone points.

BEDSIT 2 - £385pcm (11'8" x 11'2") Rear aspect UPVC double glazed window, covered ceiling, radiator, base and eye level storage units with integrated fridge and two ring electric hob, inset stainless steel sink and drainer unit with tiled surrounds, TV and Telephone points.

STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING with doors to:-

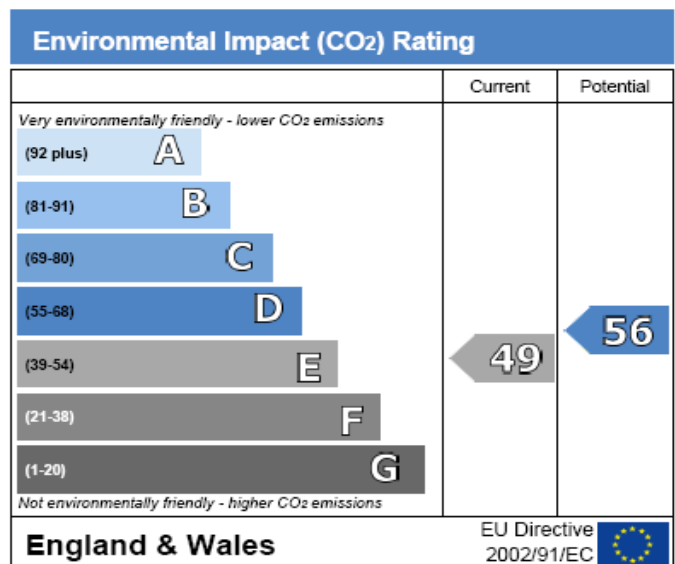
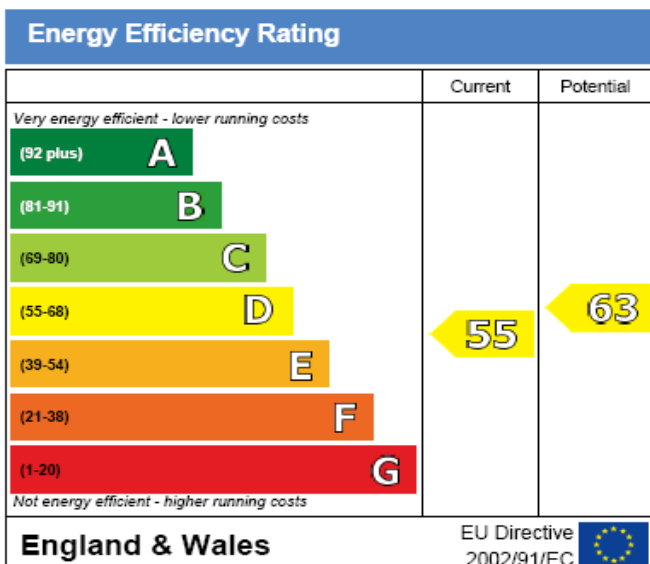
BEDSIT 3 - £365pcm (11'8" x 11'2") Rear aspect UPVC double glazed window, covered ceiling, radiator, base and eye level storage units with integrated fridge and two ring electric hob, inset stainless steel sink and drainer unit with tiled surrounds, TV and Telephone points, feature cast iron fireplace.

BEDSIT 4 - £425pcm (14'10" x 11'5") Two front aspect UPVC double glazed window, covered ceiling, radiator, base and eye level storage units with integrated fridge and two ring electric hob, inset stainless steel sink and drainer unit with tiled surrounds, TV and Telephone points, feature cast iron fireplace.

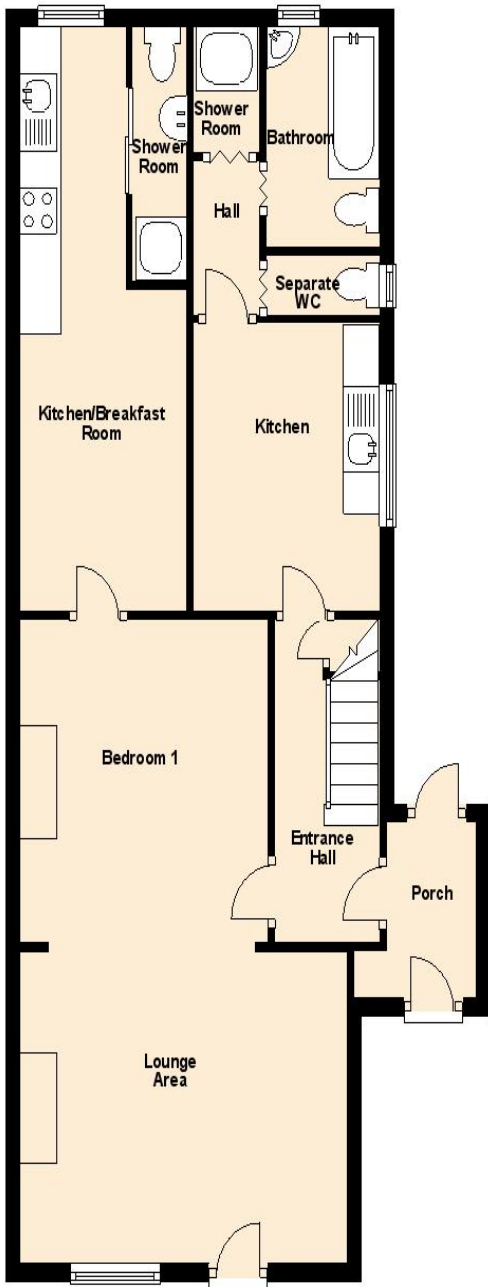
WC Low level WC, wall mounted wash hand basin with splash back tiling, extractor fan.

GARDEN **TO THE FRONT:** - Low level walling encloses pathways to front and side entrances.

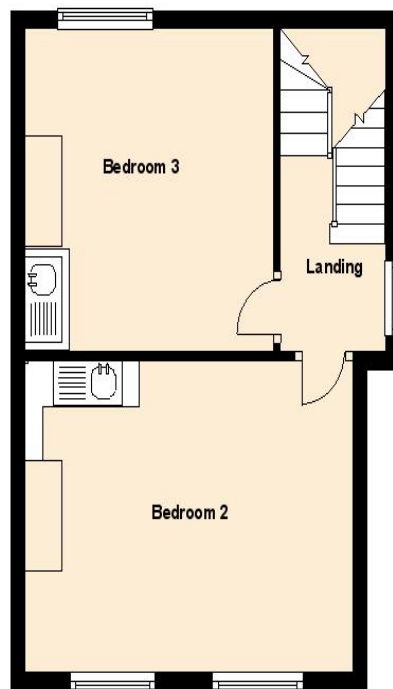
TO THE REAR: - Communal, mainly laid to law and enclosed by wood panel fencing.



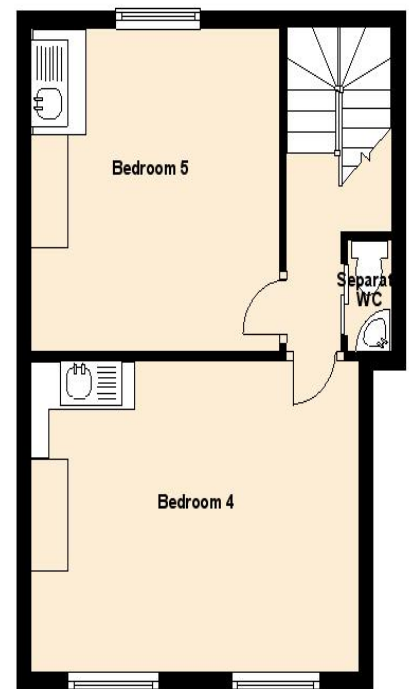
Ground Floor



First Floor



Second Floor



PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.